

GENERAL INFORMATION

Applicant: Richard and Melinda Cress (Owners)
Chad Anderson (Applicant)

Location: 9433 and 9435 Riverview Avenue South
1400 Fairlawn Drive

Request: A Certificate of Appropriateness for driveway
modifications, including paving (blacktop), a swimming
pool, convert a three season porch to four season living
area and replace and modify existing windows.

Existing Land Use and Zoning: Single Family Dwelling; zoned R-1(BP-1)

Surrounding Land Use and Zoning: North, West and South - Single Family Residential;
zoned R-1
East – Single Family Residential and Condominium;
zoned R-1(BP-1) and R-4(BP-2)

Comprehensive Plan Designation: Low Density Residential

HISTORY

City Council Action: 01/31/1980 – Adopted an ordinance regarding the
alteration, destruction or improvement of historical sites
within the City of Bloomington. (Ordinance 80-3).

CHRONOLOGY

City Council 08/15/2016 -- Public Hearing Scheduled

DEADLINE FOR AGENCY ACTION

Application Date: 07/21/2016
60 Days: 09/19/2016
120 Days: 11/18/2016
Applicable Deadline: 09/19/2016
Newspaper Notification: Not required
Direct Mail Notification: Confirmed – (200 foot buffer – 10 day notice)

STAFF CONTACT

Londell Pease
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PROPOSAL

The applicant proposes relocating and expanding the driveway, installing a pool and modifying the Class I historic structure to improve the property livability. The existing gravel driveway enters Riverview Circle at an angle and has decreased oncoming traffic sight lines. The applicant believes relocating and paving the driveway would enhance the property's safety, appearance and long term maintainability.

A primary desire for a young family is a swimming pool. The proposed rear yard pool would be positioned to minimize any impact on the historic nature of the site. The pool setback would be approximately 40 feet from the dwelling and be screened from the adjoining properties by significant vegetation. A rod iron fence, to respect the historical significance of the site, would be constructed to comply with the safety requirement for a swimming pool.

Currently the dwelling has a mix of flat top and circle top windows. It is assumed the flat top windows are the newer windows as they are readily available. The applicant requests approval to continue window replacement consistent with the flat top design currently on the structure. No change in window width is proposed.

In addition, to gain usable access to the proposed rear yard swimming pool, a large window would be converted to french doors or similar to preserve the architectural integrity of the structure. The final change would be removing the front porch screens and replacing them with glass to create a four season porch and entry.

ANALYSIS

The structure is known as the Brousseau Reed house. Construction began in 1869 and was completed in 1872 by Francis X. Brousseau, a St. Paul lawyer. His wife, Margaret, was the daughter of Peter Quinn and widow of Samuel Findley. The house was built on what was Findley's preemption claim. Margaret Brousseau and her mother, Louise Quinn, lived in the house until L.A. Reed purchased the property in 1896.

The architectural style is Greek revival with much of the original detailing and trim unaltered. Only minor changes to the windows are noted. Originally "L" shaped, L.A. Reed brought this house to its present configuration after his 1896 purchase. In 1941, Reed's son, Albert,

remodeled one half of the structure to serve as a year round dwelling. The other half remained unchanged. (See Figure 1)

Figure 1: Brousseau Reed dwelling



The applicant has a purchase agreement for the property. The property is structurally sound although desired improvements to enhance the property and structure compatible with modern amenities are requested. The applicant proposes a Certificate of Appropriateness for several improvements that will be completed in phases, which may take up to 5 years.

The immediate goal is to construct a pool in the rear yard and improve the current gravel driveway. The proposed 26 foot by 40 foot pool would be positioned approximately 40 feet from the rear of the dwelling. While not immediately planned, an above-ground hot tub may be located between the dwelling and pool on the proposed deck. The construction materials for the pool deck have not been determined.

The gravel driveway is difficult to maintain and enters Riverview Circle at a 39 degree angle. The relocated driveway would enter Riverview Circle at a 90 degree angle with more separation from the intersection with Riverview Drive. (See Figure 2). In addition, the applicant would construct a circular driveway at the front of the dwelling. The gravel driveway would be replaced with traditional blacktop and the abandoned portion of the driveway would become a lawn area. The proposed driveway would add approximately 7,300 square feet of impervious surface area.

An asphalt driveway is the only economic alternative to provide access and parking that is consistent with urban homes in the automobile era. The driveway is over 300 feet long and alternatives such as pavers would create a substantial cost. Staff supports the driveway upgrade eliminating the legally non-conforming gravel surface. In 1997 the City Council approved a similar request for a class I historic structure (Rene L.A. Baillif House at 10624 Humboldt Avenue South), although the pavement was bordered by brick pavers to provide an aesthetic balance to the historic home and the asphalt driveway.

Figure 2: Existing driveway and proposed driveway configuration



The proposed swimming pool is located behind the dwelling. The 26 foot by 40 foot, 1,040 square foot pool would be surrounded by a 4 foot deck. There would be a 1,600 square foot patio between the pool and the dwelling. The applicant's long term plans include the potential addition of an above ground hot-tub on the patio. Staff has reservations about a modern swimming pool being constructed at a Class I historic site unless placed in a location to minimize the visual impact on a historic structure. The proposed location is 40 feet behind the structure with significant screening and staff believes there would be little impact to the historic appearance of the property from the public right-of-way.

Other improvements include window replacement, the addition of a door to the rear yard and modification of the front screen porch into a four season porch. These are all improvements to

enhance structure use without diminishing the historic character. While detailed plans have not been submitted, staff would review the final plans and if the historic significance is maintained, the permit would be issued. However, if there are historic preservation concerns regarding the materials or design, the detailed plans would be brought to the City Council for review.

While staff is supporting the applicant's proposed improvements, the improvements would exceed the allowed 15,000 square feet of impervious surface coverage (ISC) for the lot by an estimated 6,300 square feet. (See Table 1) The estimate is derived from the City's Geographic Information System and could have a margin of error of up to 10 percent.

TABLE 1: Estimated impervious surface coverage (15,000 square feet allowed)

Location	Square feet
Dwelling, garage, sidewalk and front patio	4,500 square feet
Proposed driveway	7,300 square feet
Tennis court	7,200 square feet
Proposed pool deck and patio	2,300 square feet
TOTAL ESTIMATED IMPERVIOUS SURFACE COVERAGE	21,300 square feet

NOTE: The above calculations are estimated from the City Geographic Information System and not a survey.

Since the proposed alterations far exceed the allowed impervious surface, the applicant must install pervious asphalt for the driveway, remove the tennis court or obtain a variance for the proposed development. The applicant seeks feedback from the City Council on the options to comply with the ISC.

FINDINGS

- (A) The effect of the proposed change upon the general cultural, historical, and architectural nature of the City;
- The proposed changes will have minimal effect on the historic integrity of the structure.
- (B) the effect of the proposed change on any historical, cultural, or architectural feature of the site and whether such work is appropriate and consistent with the spirit and intent of this Article;
- The historic significance of the property is the structure. Upgrading the driveway and adding the pool would not detract from the historic

significance. The structure changes would be consistent with the architectural features of the structure.

(C) whether the improvement is capable of earning an economic return on its value; and

- Historic structures have higher maintenance costs than a modern structure and is solely the property owner's responsibility. Likewise, preservation is difficult using desired modern products and amenities. While capable of earning an economic return, without improvement or amenities commonly desired, there could be future impacts on the site preservation.

(D) whether the improvement is in a deteriorated, dilapidated, hazardous, or dangerous condition which cannot reasonably be restored.

- The proposal does not include removal of any structure. Therefore this finding is not applicable.

RECOMMENDATION

Staff recommends the following motion:

In Case PL2016-127, having been able to make the required findings, I move to approve a Certificate of Appropriateness for driveway modifications including paving (blacktop), a swimming pool, convert a three season porch to four season living area and replace and modify existing windows at 9435 Riverview Avenue South, subject to the conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case PL2016-127

Project Description: A Certificate of Appropriateness for driveway modifications, including paving (blacktop), a swimming pool, convert a three season porch to four season living area and replace and/or modify existing windows.

Address: 9433 and 9435 Riverview Avenue South and 1400 Fairlawn Drive

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. All modifications must be consistent with the approved plan in Case PL2016-127.
2. Swimming pool fence and tree removal must be approved by the Planning Manager.
3. The applicant must not exceed 15,000 square feet of impervious surface, unless a variance is approved.
4. Exterior building materials and site modifications must be consistent with the existing structure as approved by the Planning Manager.